

FOR LEASE

PROPERTY SUMMARY

7120 UNIVERSITY AVE, WEST DES MOINES, IA



PROPERTY DESCRIPTION

Endcap available at new construction 12,237 SF retail center that is shadow anchored by the West Lakes Hy-Vee. The building is complete and ready for build-out of tenant improvements.

PROPERTY HIGHLIGHTS

- Prime retail location in front of Hy-Vee with great visibility on the "Medical Mile"
- Grease interceptor available
- 29,000 VPD along University Ave
- 23,450 VPD along Jordan Creek Parkway
- Two full access points into development off of University Avenue
- Excellent day & night population
- Nearby access to Interstate 80, 35, & 235

OFFERING SUMMARY

Lease Rate:	\$34.00 - 36.00 SF/yr (NNN)
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Available SF:	1,337 - 4,505 SF
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,239	59,742	137,855
Total Population	5,691	137,412	313,400
Average HH Income	\$158,017	\$105,122	\$93,717



fergusoncres.com

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MITCH PHILLIPS

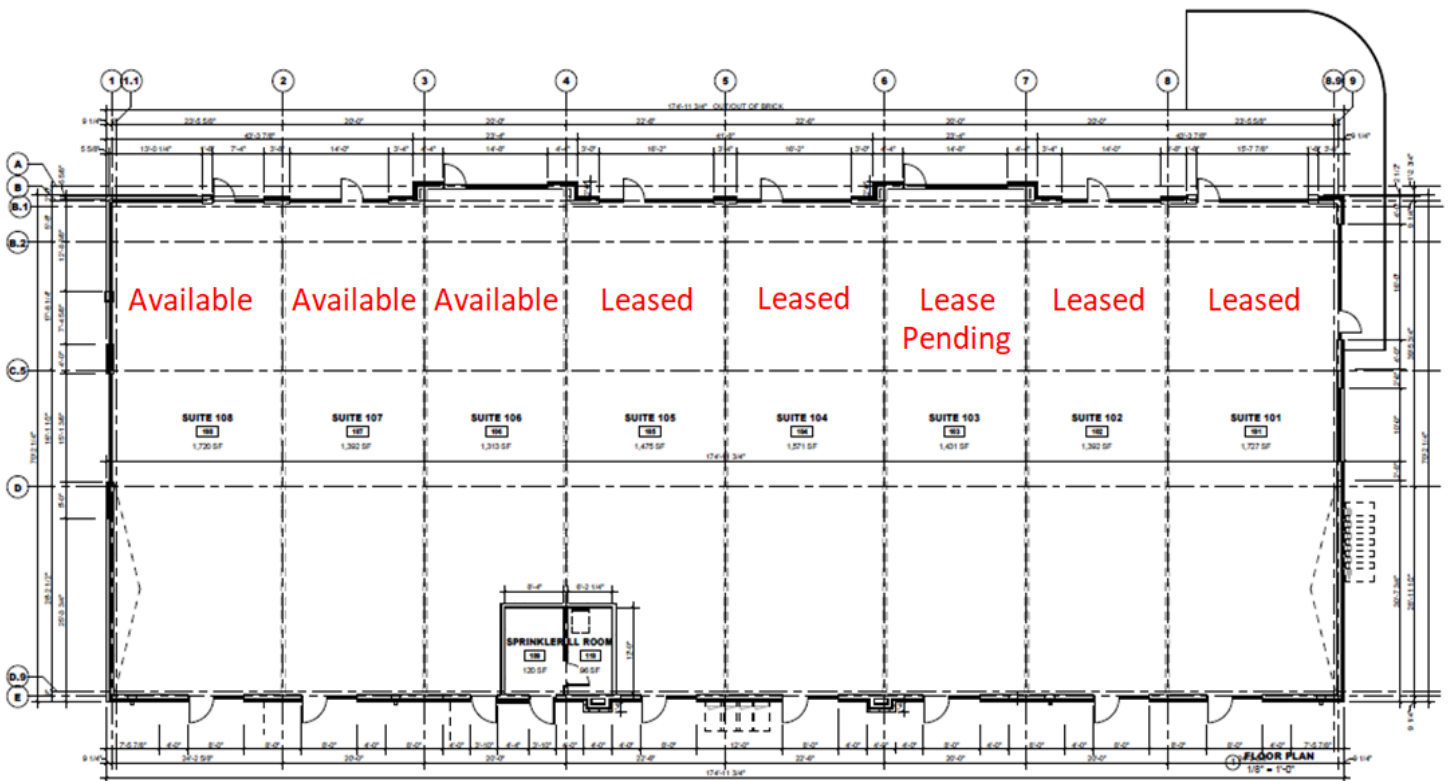
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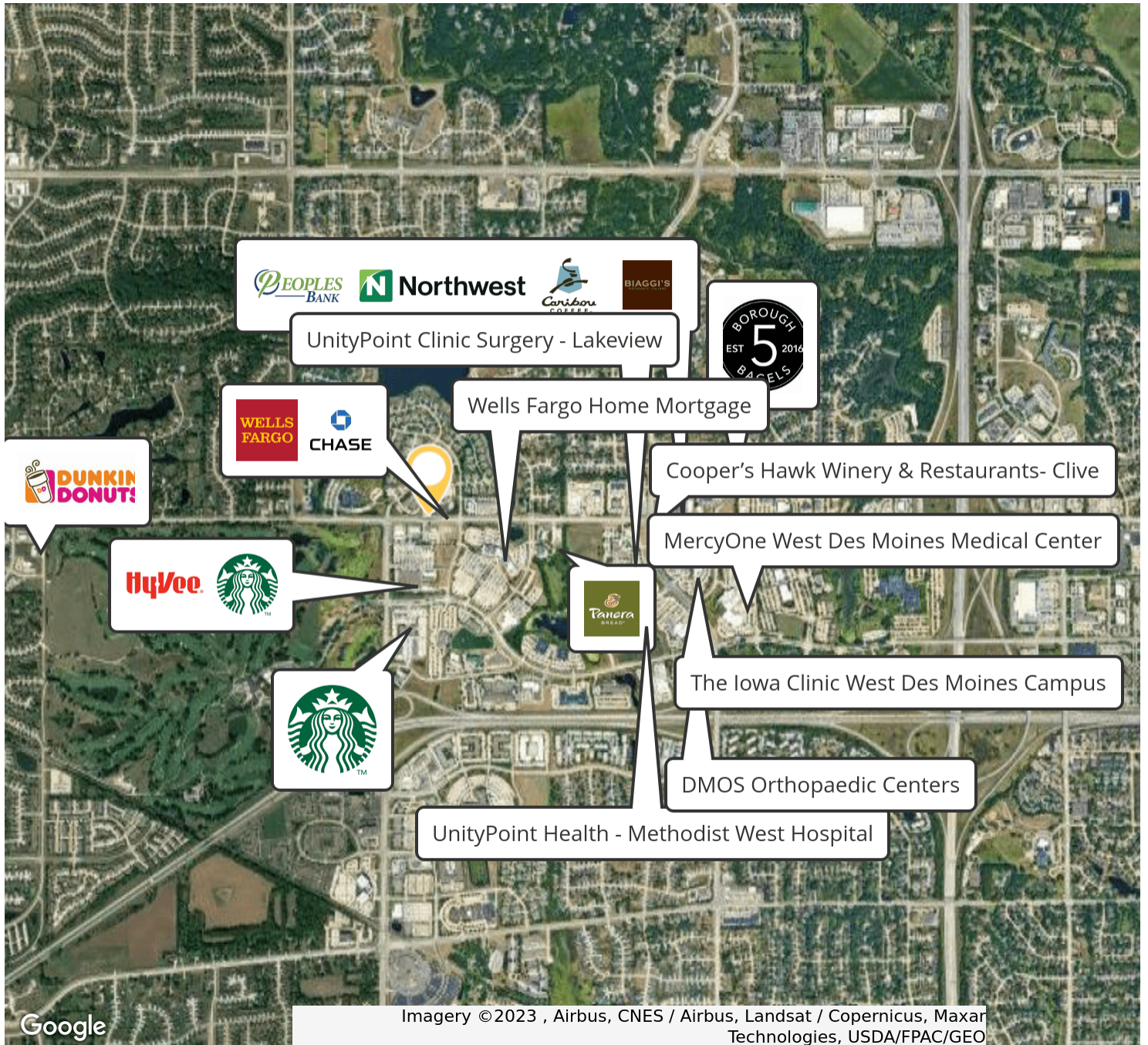
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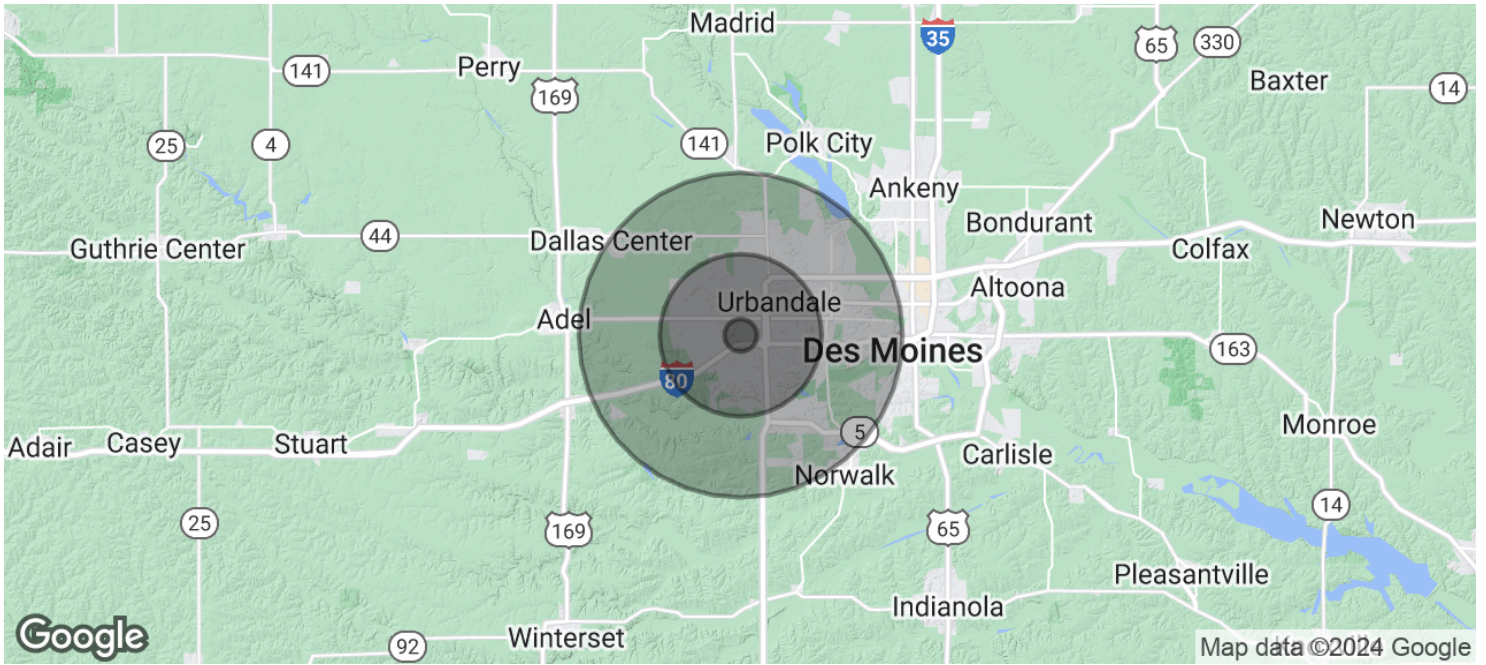
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,691	137,412	313,400
Average Age	42.4	37.4	37.4
Average Age (Male)	43.7	36.7	36.4
Average Age (Female)	41.9	38.8	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,239	59,742	137,855
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$158,017	\$105,122	\$93,717



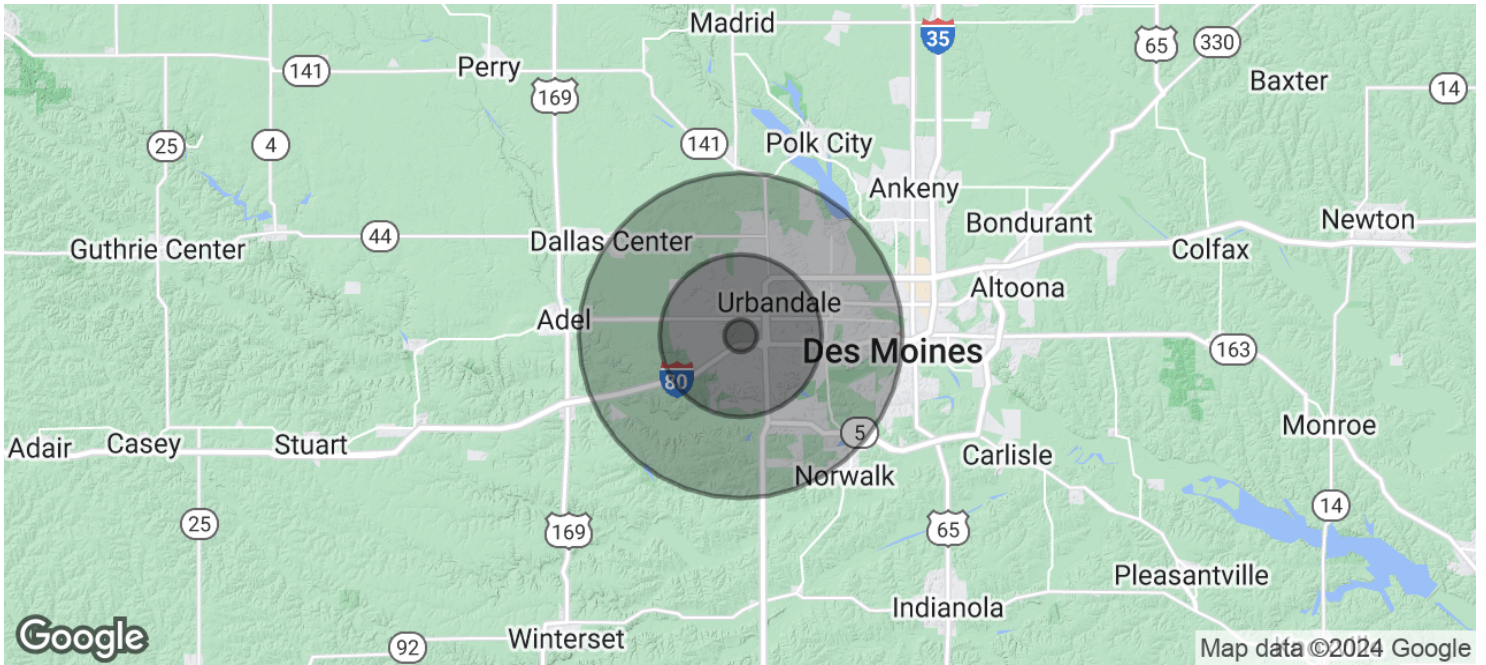
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Average House Value

\$349,025

\$254,504

\$228,130

** Demographic data derived from 2020 ACS - US Census*



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